

065.0

0005

0001.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

784,200 / 784,200

USE VALUE:

784,200 / 784,200

ASSESSED:

784,200 / 784,200

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
11		RIDGE ST, ARLINGTON

Legal Description		User Acct
		41939
GIS Ref		
GIS Ref		
Insp Date		Patriot Properties Inc.
10/11/18		

OWNERSHIP	Unit #:
Owner 1: KANG MIA	
Owner 2:	
Owner 3:	
Street 1: 11 RIDGE STREET	
Street 2:	

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: KANG KEVIN & MIA -
Owner 2: -
Street 1: 11 RIDGE STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .174 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1952, having primarily Wood Shingle Exterior and 1596 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
6/11/2014 647 Manual 4,500

ACTIVITY INFORMATION
Date Result By Name
10/11/2018 MEAS&NOTICE BS Barbara S
6/26/2014 Info Fm Prmt PC PHIL C
2/10/2014 Info Fm Prmt EMK Ellen K
12/17/2008 Meas/Inspect 189 PATRIOT
6/19/2000 MLS
10/8/1999 Mailer Sent
10/8/1999 Measured 256 PATRIOT
11/1/1981 MS

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl 1 % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes
Code Fact Price Units Type
101 One Family 7572 Sq. Ft. Site 0 70. 0.81 12 Med. Tr -5 430,364

Total AC/HA: 0.17383	Total SF/SM: 7572	Parcel LUC: 101	One Family	Prime NB Desc: ARLINGTON	Total: 430,364	Spl Credit	Total: 430,400
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 05 - Garrison	1	Rating: Very Good						OF=SINK IN BMT.															
Sty Ht: 2 - 2 Story		A Bath:	Rating:																				
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																				
Foundation: 1 - Concrete		A 3QBth:	Rating:																				
Frame: 1 - Wood		1/2 Bath: 1	Rating: Very Good																				
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																				
Sec Wall: 8 - Brick Veneer	15 %	OthrFix: 1	Rating: Average																				
Roof Struct: 1 - Gable		OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1																	
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good					Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Color: YELLOW		A Kits:	Rating:					Other															
View / Desir:		Fpl: 1	Rating: Average					Upper															
GENERAL INFORMATION				WSFlue:	Rating:			Lvl 2															
Grade: C - Average		CONDOS INFORMATION						Lvl 1															
Year Blt: 1952	Eff Yr Blt:	Location:		Total Units:			Lower																
Alt LUC:	Alt %:	Floor:					Totals	RMs: 6	BRs: 3	Baths: 1	HB: 1												
Jurisdct:	Fact: .	% Own:																					
Const Mod:		Name:																					
Lump Sum Adj:																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD		Phys Cond: GV - Good-VG	10. %	Functional:				Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wal 2 - Plaster		Economic:		Special:				Interior:	1	6	3	M											
Sec Int Wall:	%	Override:						Additions: 1999															
Partition: T - Typical								Kitchen:															
Prim Floors: 3 - Hardwood		Total: 10.8 %						Baths:															
Sec Floors:	%							Plumbing:															
Bsmnt Flr: 12 - Concrete								Electric:															
Subfloor:								Heating:															
Bsmnt Gar:								General:															
Electric: 3 - Typical								Totals	1	6	3												
Insulation: 2 - Typical																							
Int vs Ext: S																							
Heat Fuel: 2 - Gas																							
Heat Type: 3 - Forced H/W																							
# Heat Sys: 1																							
% Heated: 100	% AC:																						
Solar HW: NO	Central Vac: NO																						
% Com Wal	% Sprinkled																						
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:															
SPEC FEATURES/YARD ITEMS				PARCEL ID 065.0-0005-0001.0												IMAGE				AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
More: N	Total Yard Items:													Total Special Features:					Total:				